

# Watertown

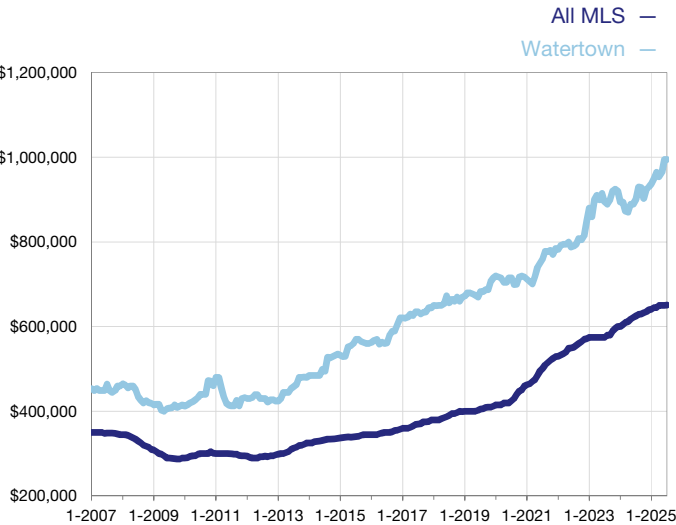
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	49	51	+ 4.1%
Closed Sales	9	8	- 11.1%	42	47	+ 11.9%
Median Sales Price*	\$950,000	\$862,500	- 9.2%	\$889,000	\$1,000,000	+ 12.5%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	28	26	- 7.1%
Percent of Original List Price Received*	104.2%	102.5%	- 1.6%	103.3%	101.9%	- 1.4%
New Listings	6	9	+ 50.0%	55	61	+ 10.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	24	+ 100.0%	93	141	+ 51.6%
Closed Sales	14	25	+ 78.6%	90	124	+ 37.8%
Median Sales Price*	\$777,500	\$725,000	- 6.8%	\$690,000	\$797,500	+ 15.6%
Inventory of Homes for Sale	21	38	+ 81.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	21	45	+ 114.3%	30	34	+ 13.3%
Percent of Original List Price Received*	103.6%	97.1%	- 6.3%	102.6%	99.7%	- 2.8%
New Listings	9	16	+ 77.8%	109	210	+ 92.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

